

**Holyrood Court Dale Road, Llandudno, LL30
2BG**

Grow
SALES + LETTINGS

Offers in the Region of £250,000

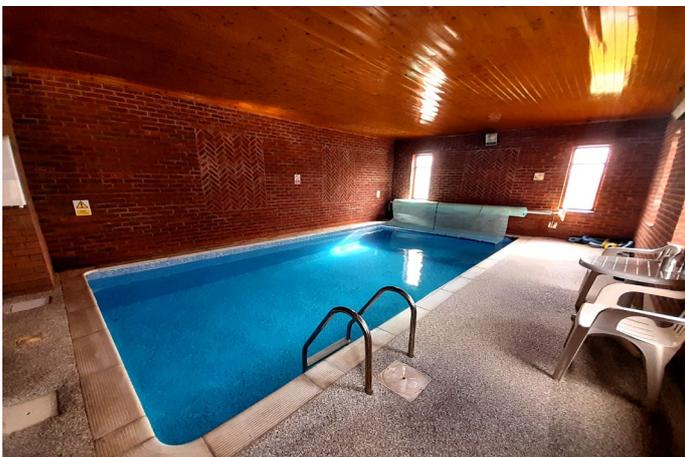
- 2 Double Bedroom Apartment
- Stunning Sea and Hill Views
- Communal Swimming Pool
- Share of the Freehold
- Garage and Off Road Parking
- Walking Distance to Llandudno Town Centre
- 2 Bathrooms
- Kitchen / Diner
- Ensuite and Bathroom



We are delighted to offer for sale this spacious 2 double bedroom first floor apartment set within a purpose build apartment complex.

Breathtaking panoramic views overlooking the sea, Snowdonian range, Llandudno and the Orme, its a perfect holiday home or year round residence.

The apartment has a 1/14th share of the freehold with a low service charge, access to a communal swimming pool, carpark and private garage and garden.



Grow Property,

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Accessed via the front with the most breath-taking sea views and access to a pebbled beach with a large public carpark. To the rear is a large private carpark with access to the garage and a door opening to the communal hallway

Communal Hallway

PVC double glazed window to front, stairs to the first floor.

Entrance Hallway

Wood panelled doors to Bedrooms, Bathroom and Lounge, wall mounted radiator, coved ceiling

Bedroom Two 17' 0" x 9' 4" (5.18m x 2.84m)

PVC double glazed window to the rear with views over to the Orme and Llandudno Pier. Fitted 3 door wardrobe with fitted bedside cabinets, wall mounted radiator



Bedroom One 17' 0" x 9' 4" (5.18m x 2.84m)

PVC double glazed window with Velux above to front overlooking the Snowdonian Range and Llandudno Pier. Two fitted 2 door wardrobes with overbed high level cupboards. Access to roof space, wall mounted radiator, door to En-Suite

En-suite

Comprising a shower cubical with power shower with drencher attachment, vanity wash hand basin and close coupled WC. PVC double glazed window to the side with stunning views, panelled walls and ceiling. Wall mounted towel radiator powered by both gas and electric

Bathroom 5' 3" x 8' 3" (1.60m x 2.51m)

A modern suite comprising a double shower cubical with power shower and drencher attachment, close coupled WC and vanity wash hand basin. Panelled walls and ceiling, PVC double glazed window to side with views over the Snowdonian Range. Wall mounted towel radiator powered by both gas and electric

Lounge 15' 7" x 10' 6" (4.75m x 3.20m)

PVC double glazed french doors opening to a Juliette style balcony with the most amazing sea views. High coved ceiling, wall mounted radiator, double doors opening to the Kitchen/Diner. Wall mounted electric fire with decorative mantle



Kitchen/Diner 14' 2" x 9' 5" (4.31m x 2.87m)

A range of modern, recently fitted wall, drawer and base units, worktop with composite sink unit with an instant hot water mixer tap, built in eye level oven, inset induction hob with canopy extractor hood over. Space for a fridge freezer, plumbing for washing machine, integrated dishwasher, brick effect tiled splashbacks. PVC double glazed french doors opening to a Juliette style balcony with unbelievable sea views



Garage

A garage accessed via an up and over door. There is allocated parking for 2 vehicles in front of the garage, plus access to a communal carpark

Garden

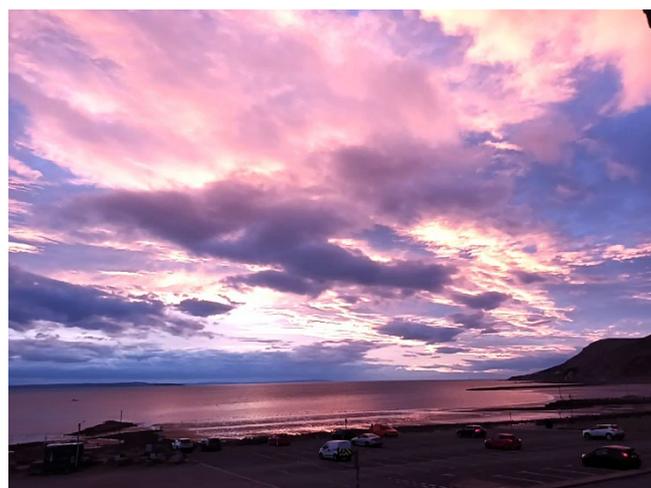
The only apartment within the complex with its own private garden. Its accessed via the front through a timber gate and is laid to lawn with flower beds and a patio area. There is also access to the side with an outside tap and power point



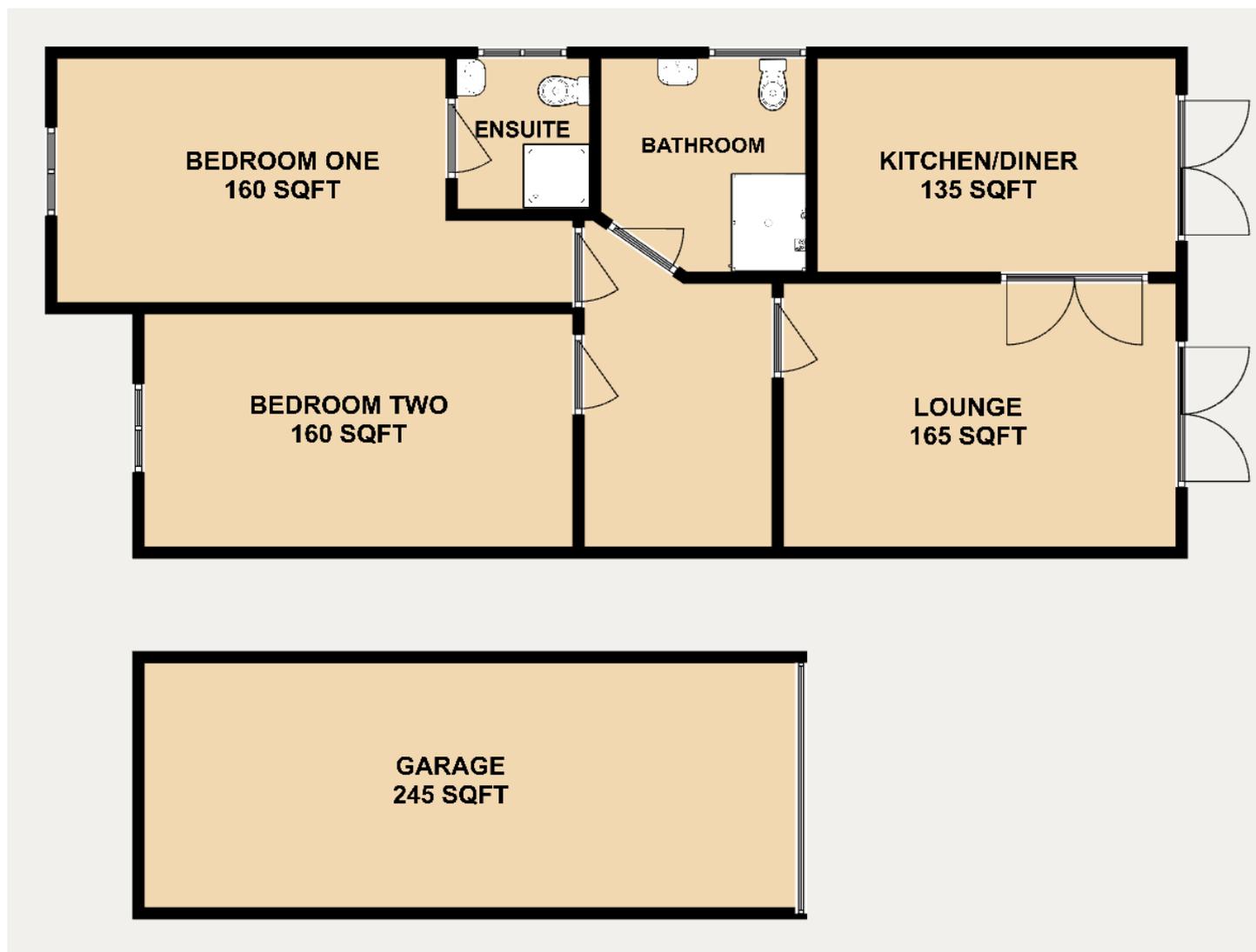
Swimming Pool

The communal swimming pool is for the exclusive use of the residents with an informal agreement that when the exterior light is on, its in use, offering uninterrupted use.

The swimming pool has a pool cover, two changing rooms, showers and bathroom



Floorplan



Lease Information

The apartment is offered with a 1/14th share of the freehold. There is no ground rent payable, the service charge is currently £1800 per annum. The service charge includes maintenance of the communal swimming pool, gardens, communal areas plus bi-annual exterior painting and maintenance. At present the complex has 6 all year round residence with the remaining apartments being used during the holiday season, The lease specifies that the apartments cannot be rented out and are for the sole use of the owners and family.

Call Amy on 07379 322 453 to arrange a viewing